001.0	0002	0031.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,000 / 890,000
					USE VALUE:	890,000 / 890,000
					ASSESSED:	890,000 / 890,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARAS NIKITA/ TRUSTEE
Owner 2:	PARAS IRREVOCABLE TRUST 2
Owner 3:	
Street 1:	3 GREENWOOD AVE
Street 2:	
Twn/City:	BEVERLY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01915 Type:

PREVIOUS OWNER

Owner 1:	PARAS GEORGE & PANAGIOTA -
Owner 2:	-
Street 1:	26 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,001 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2396 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5001.000	428,900	5,100	456,000	890,000
Total Card	0.115	428,900	5,100	456,000	890,000
Total Parcel	0.115	428,900	5,100	456,000	890,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.45 | /Parcel: 371.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 698

GIS Ref

GIS Ref

Insp Date 08/25/17

!68!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	428,900	5100	5,001.	456,000	890,000	890,000	Year End Roll	12/18/2019
2019	104	FV	332,500	5100	5,001.	484,500	822,100	822,100	Year End Roll	1/3/2019
2018	104	FV	332,500	5100	5,001.	353,400	691,000	691,000	Year End Roll	12/20/2017
2017	104	FV	311,700	5100	5,001.	307,800	624,600	624,600	Year End Roll	1/3/2017
2016	104	FV	311,700	5100	5,001.	262,200	579,000	579,000	Year End	1/4/2016
2015	104	FV	277,500	5100	5,001.	256,500	539,100	539,100	Year End Roll	12/11/2014
2014	104	FV	277,500	5100	5,001.	210,900	493,500	493,500	Year End Roll	12/16/2013
2013	104	FV	288,900	5100	5,001.	200,700	494,700	494,700		12/13/2012

PRINT

Date	Time
12/10/20	15:57:17

LAST REV

Date	Time
04/09/20	10:40:26

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 68

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARAS GEORGE &	1555-95		2/25/2020	Convenience	99	No	No		
	782-90		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2019	618	Porch	14,600	C				
4/21/2011	329	Re-Roof	5,575					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
2/17/2009	Meas/Inspect	372	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	698
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5001		Sq. Ft.	Site		0	80.	1.14	1									456,023						456,000	

Total AC/HA: 0.11481 | Total SF/SM: 5001 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,023 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08823037
Const Adj.:	0.99980003
Adj $ / SQ:	184.962
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621656
Depreciation:	192713
Depreciated Total:	428943

COMMENTS

pdas.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

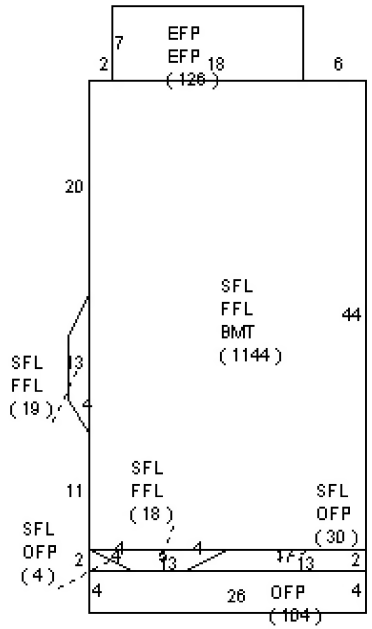
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.96
Special Features:	0	Val/Su Net:	109.13
Final Total:	428900	Val/Su SzAd	179.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,215	184.960	224,729
FFL	First Floor	1,181	184.960	218,440
BMT	Basement	1,144	55.490	63,479
EFP	Enclos Porch	252	38.020	9,581
OFP	Open Porch	138	28.450	3,926

Net Sketched Area:	3,930			Total:	520,155
Size Ad	2396	Gross Are	3930	FinArea	2396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0002-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100